



Cottonwood Heights

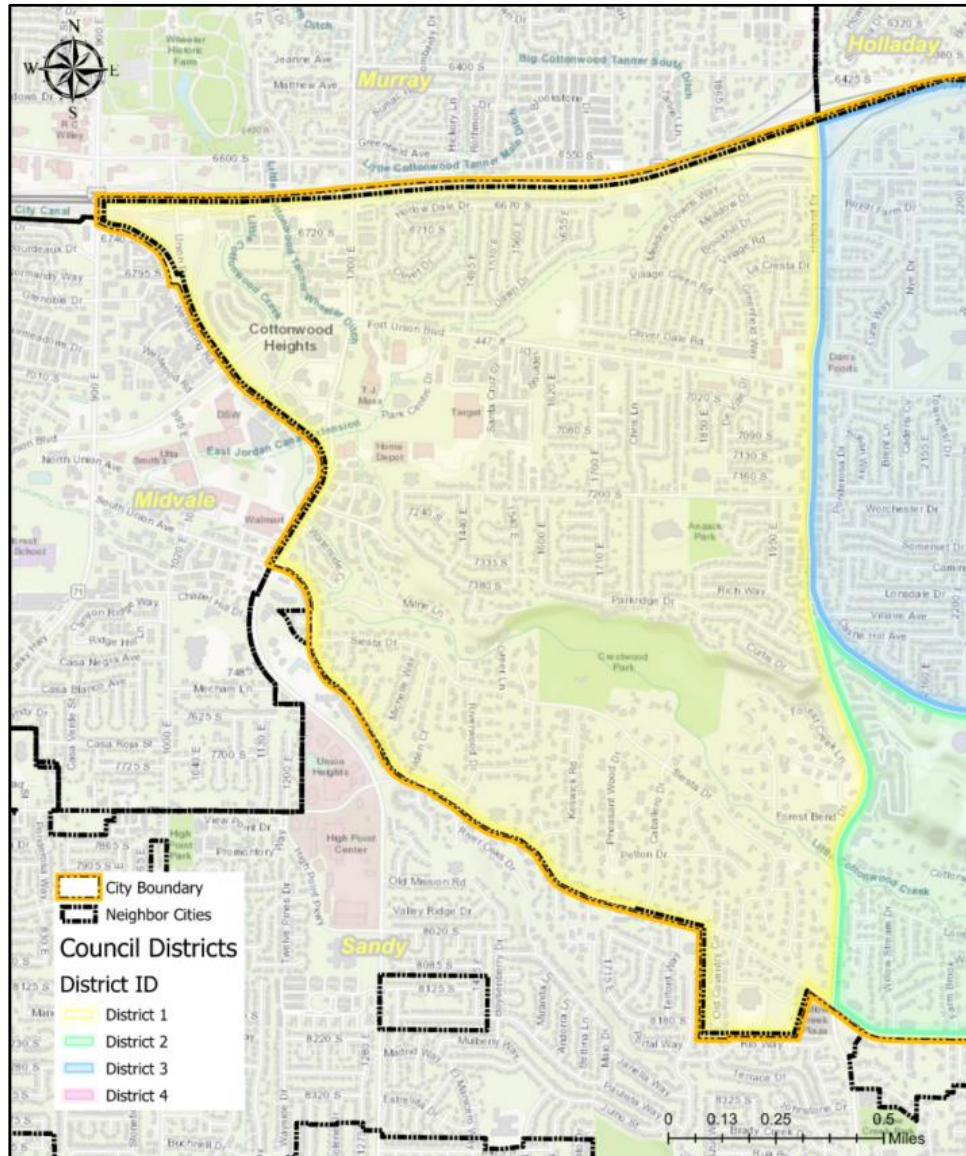
Community & Economic Development Department

# Major Development Activity Report January 2021

[VIEW INTERACTIVE MAP HERE](#)

# District One

## Councilmember Douglas Petersen



## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> CUP-20-016	<b>Project Name:</b> Bed and Breakfast - Coccimiglio
<b>Address:</b> 6632 S. Highland Dr.	<b>Applicant:</b> Thurmond Dressen (On behalf of Joe Coccimiglio)
<b>Type of Application:</b> Conditional Use	<b>Current Zoning:</b> RO (Residential Office)
<b>Next Meeting:</b> Planning Commission – April 7 <sup>th</sup> , 2021	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> During their January 6 <sup>th</sup> , 2021 meeting, the Planning Commission continued this item until April to allow the applicant sufficient time to address code enforcement concerns.	

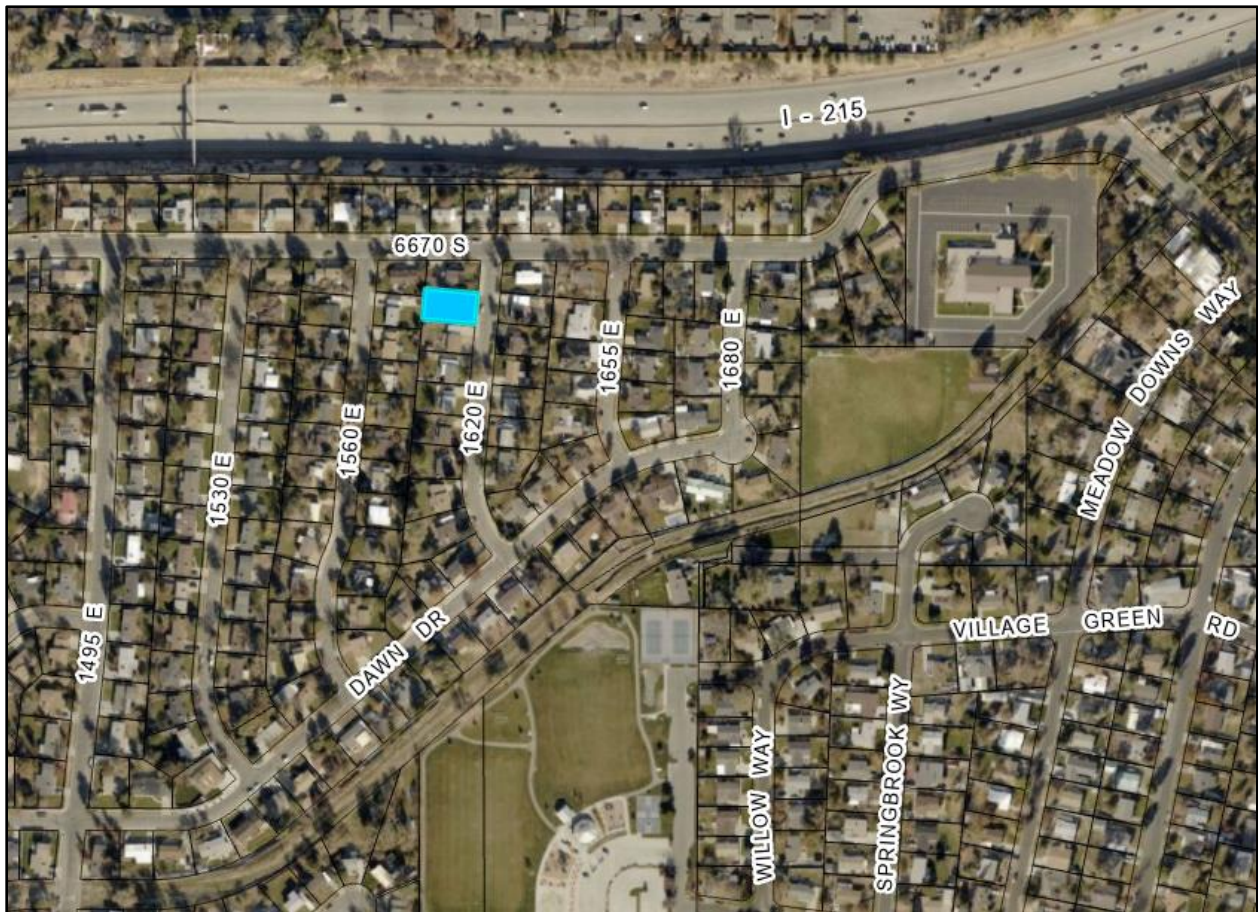




## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> AHO-20-002	<b>Project Name:</b> Nonconforming Expansion – Wilson
<b>Address:</b> 6696 S. 1620 E.	<b>Applicant:</b> Dennis Wilson
<b>Type of Application:</b> Nonconforming Expansion	<b>Current Zoning:</b> R-1-8 (Single Family Residential)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andrew Hulka & Gabrielle Regenhardt
<b>Status:</b> This application to convert a nonconforming carport to a single-car garage was approved by the Appeals Hearing Officer on January 14 <sup>th</sup> , 2021.	



## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> FDP-20-001	<b>Project Name:</b> ICO Floodplain Development Permit
<b>Address:</b> 6784 S. 1300 E.	<b>Applicant:</b> ICO Fort Union
<b>Type of Application:</b> Floodplain Development	<b>Current Zoning:</b> PDD-1 (Walsh)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> Staff is currently reviewing an updated submittal for this application to amend the floodplain at 6784 S. 1300 E. (ICO/Walsh Project). A multi-family project was previously approved at this site in 2019. The floodplain application does not affect any other part of the proposed development, but is necessary due to the FEMA review process initiated by the applicant.	

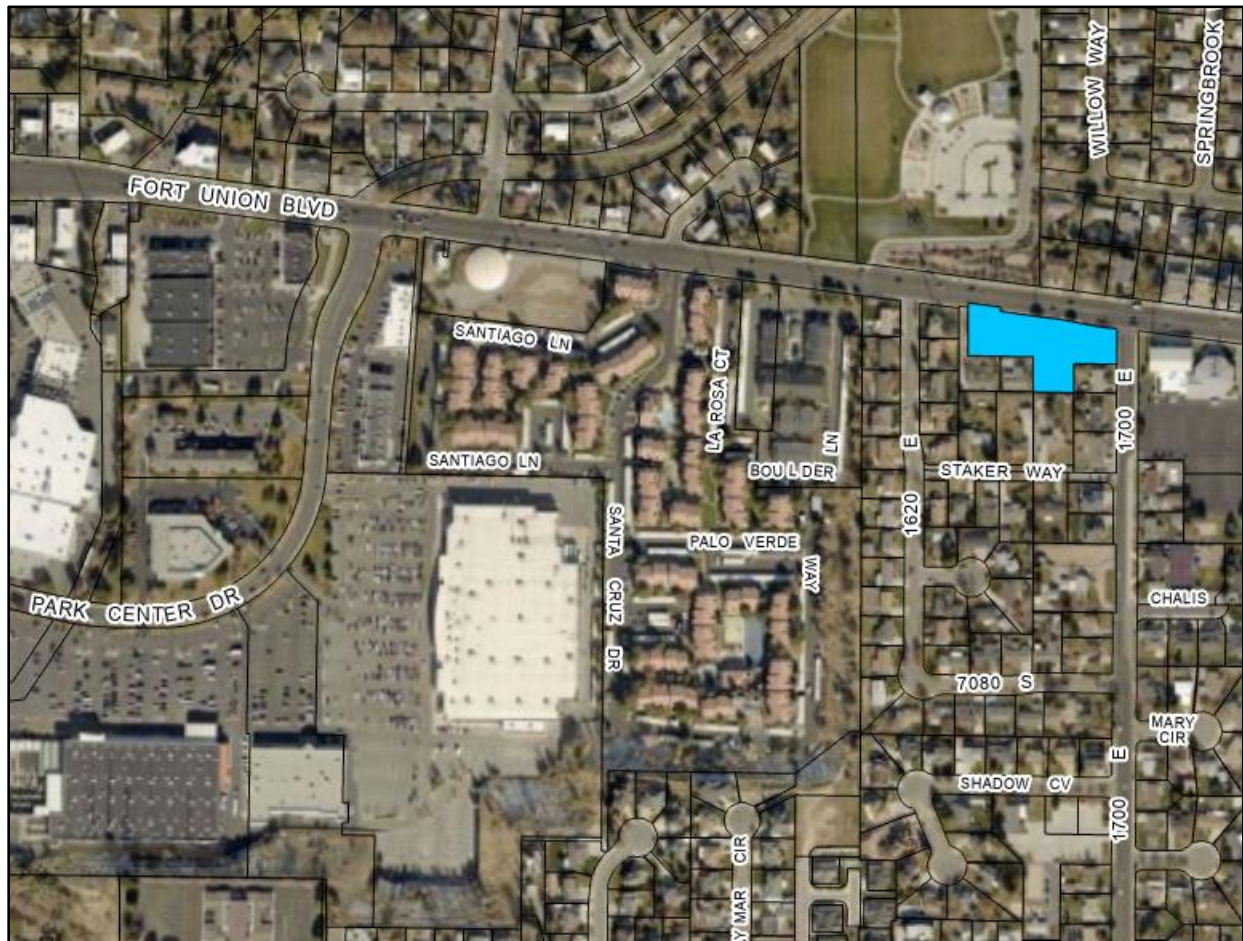




## COUNCIL DISTRICT 1

### PROJECT UPDATE

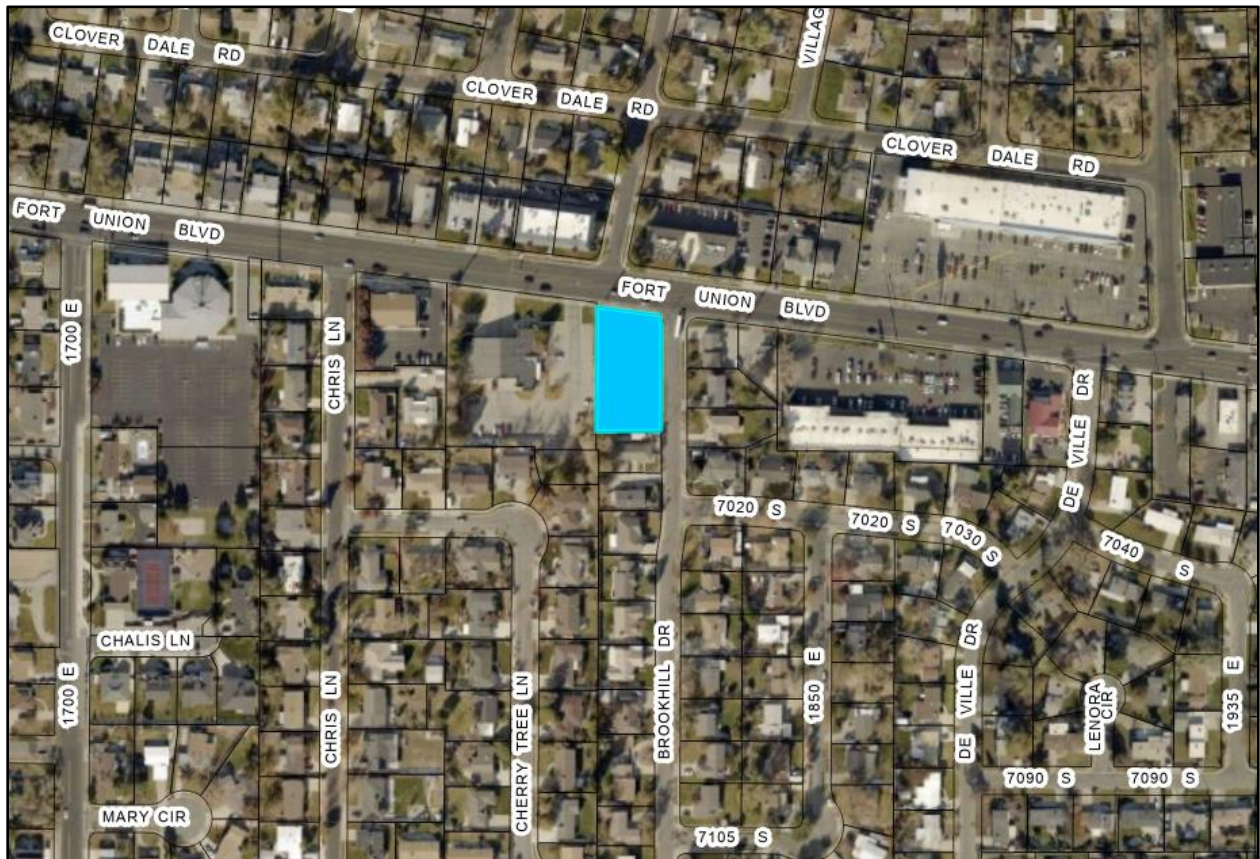
<b>File:</b> SPL-19-007	<b>Project Name:</b> Cottonwood Townhomes (Previously "Block 17")
<b>Address:</b> 1648 E. Fort Union Blvd.	<b>Applicant:</b> Joe Johnsen
<b>Type of Application:</b> Site Plan & Architectural Review	<b>Current Zoning:</b> MU (Mixed Use)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This 23-unit townhome development has been approved by the Planning Commission and staff. A bond for all public improvements was received. The plat has now been recorded and the building permit has been issued.	



## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> CUP-19-008	<b>Project Name:</b> Union Lofts
<b>Address:</b> 1810 E. Fort Union Blvd.	<b>Applicant:</b> Nathan Anderson
<b>Type of Application:</b> Conditional Use & Site Plan Approval	<b>Current Zoning:</b> MU (Mixed Use)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andrew Hulka
<b>Status:</b> The building permit for this project was issued in November, and construction is underway.	



## District 1

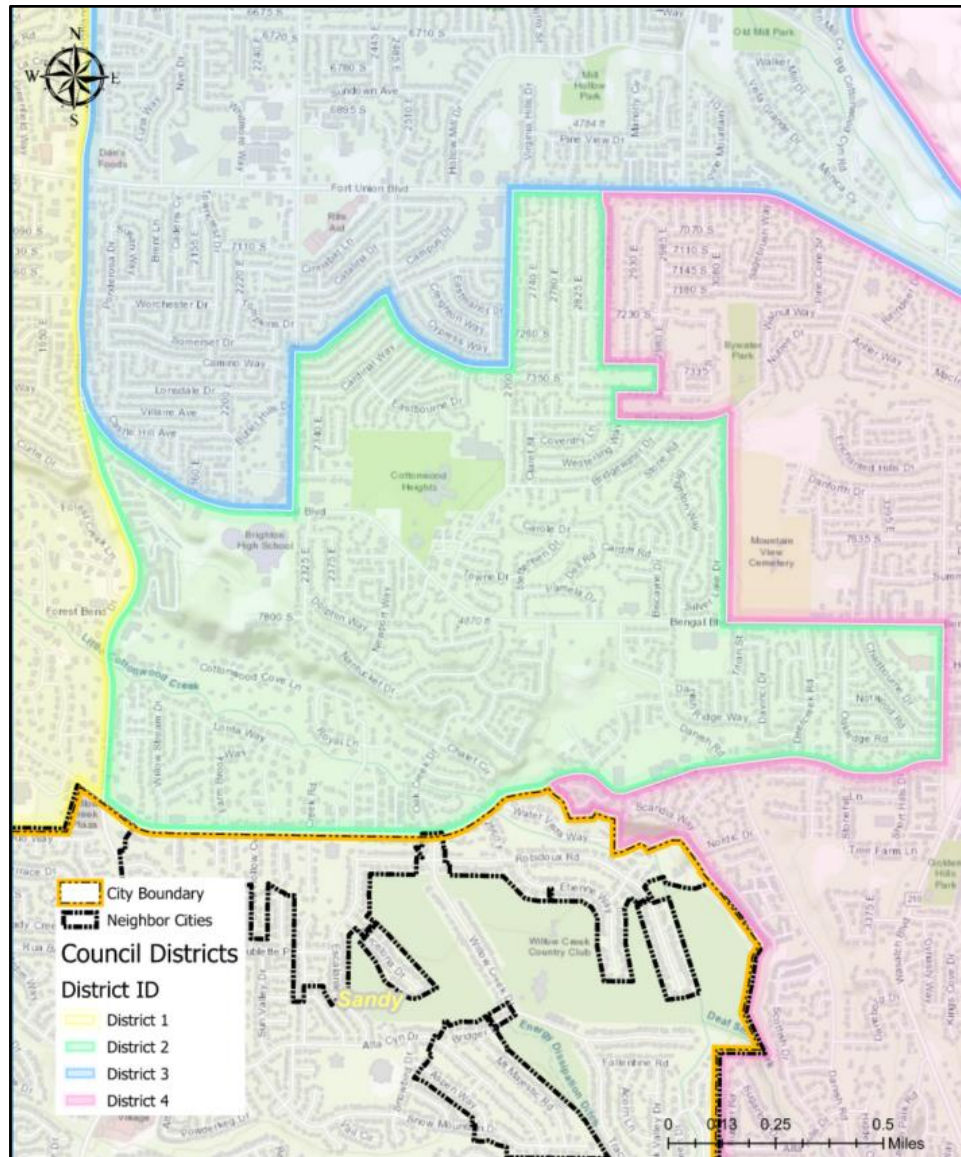
### Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP-20-0568	Multi Family - Cottonwood Townhomes (23 units)	New Multifamily	6958 S 1700 E	1



# District Two

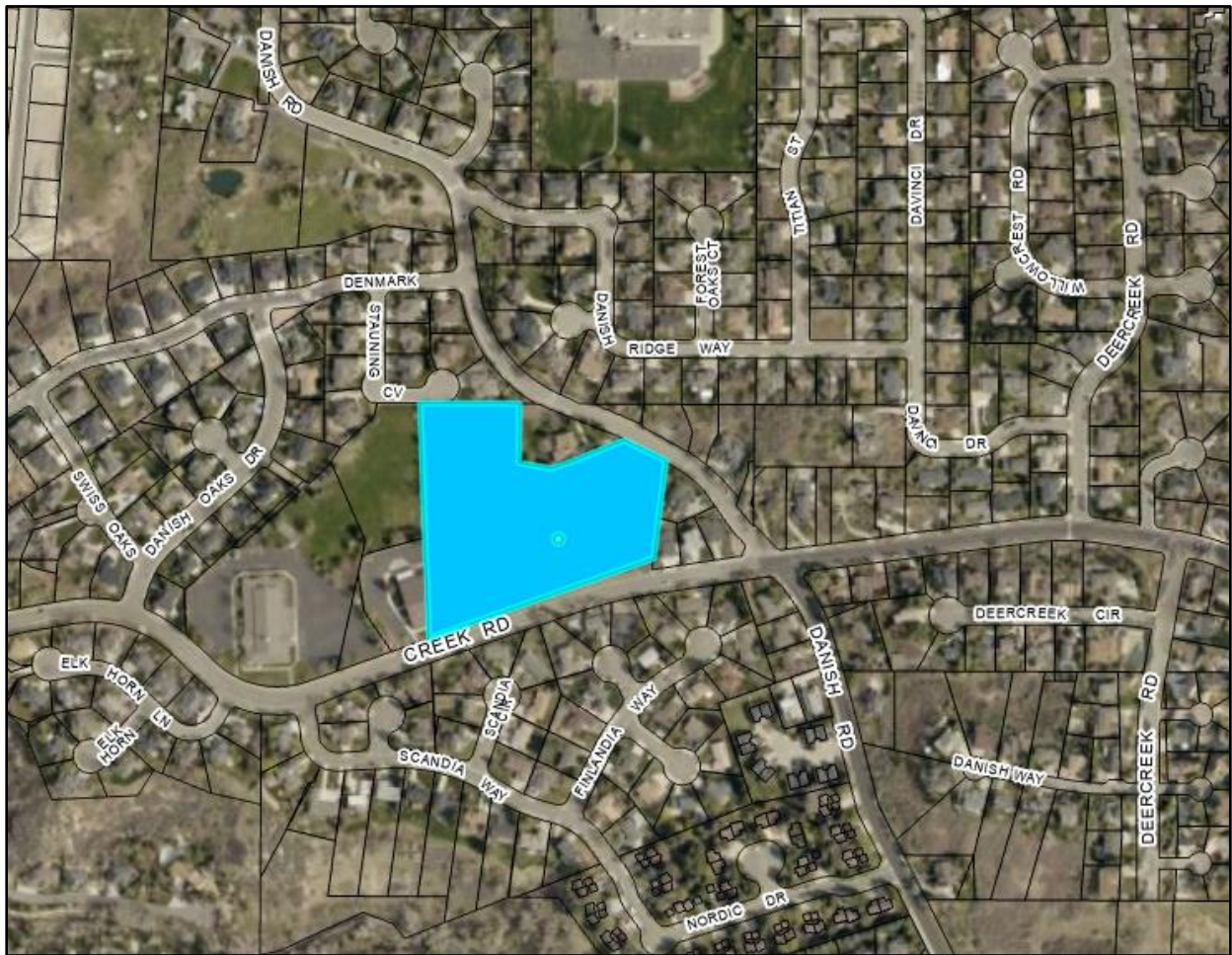
Councilmember Scott Bracken



## COUNCIL DISTRICT 2

### NEW PROJECT

<b>File:</b> CUP-21-002	<b>Project Name:</b> Google Fiber Utility Equipment Structure
<b>Address:</b> 3015 E. Creek Rd.	<b>Applicant:</b> Google Fiber Utah, LLC
<b>Type of Application:</b> Conditional Use & Wall Height Extension	<b>Current Zoning:</b> R-1-8 (Residential Single-Family)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> During their February 3 <sup>rd</sup> , 2021 meeting, the Planning Commission unanimously approved this conditional use application with added conditions meant to mitigate any potential negative impacts on surrounding properties.	





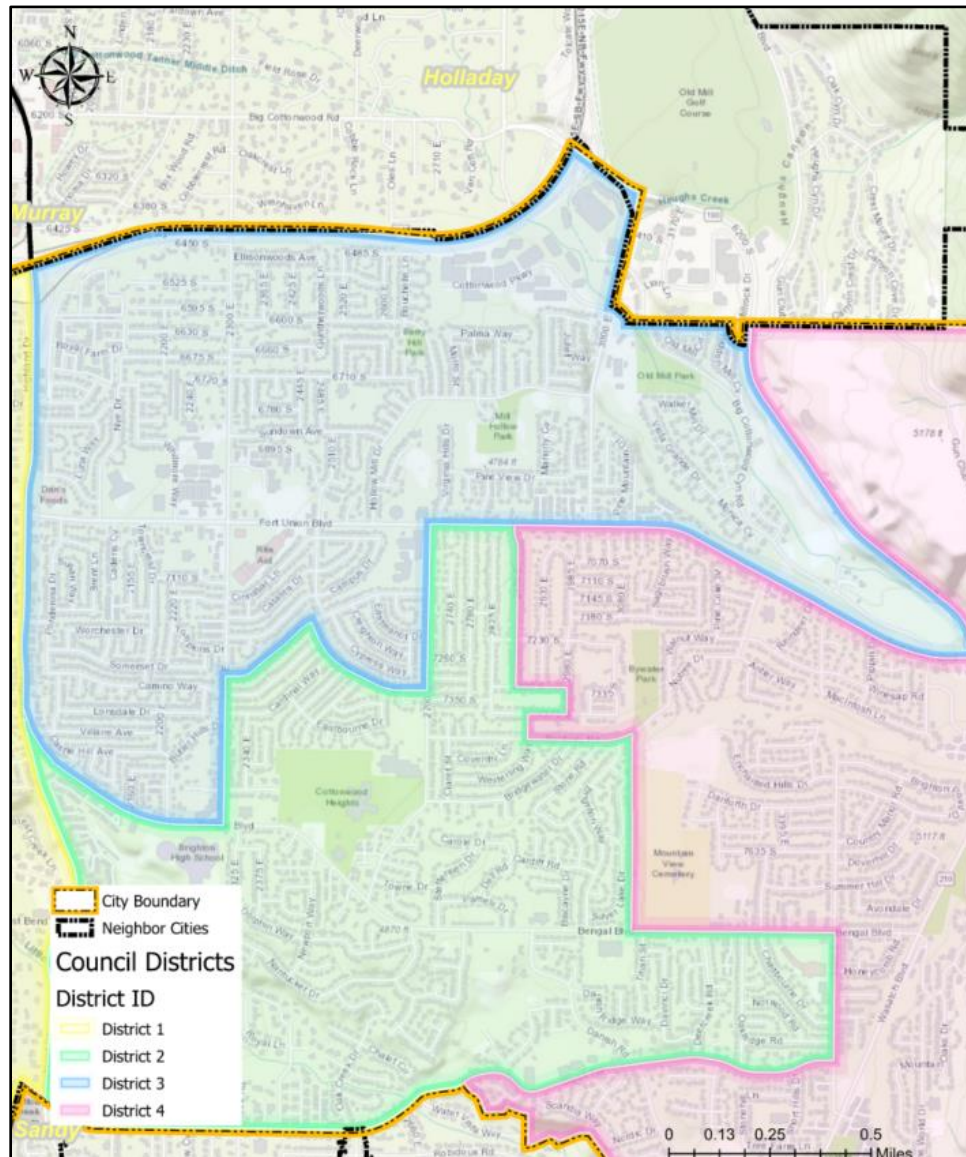
## District 2

### Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.20.0689	NSFD - Flint	New SFD	8122 S WILLOW CREEK CV	2
BP.20.0688	NSFD - Hansen	New SFD	8138 S WILLOW CREEK CV	2

# District Three

## Councilmember Tali Bruce

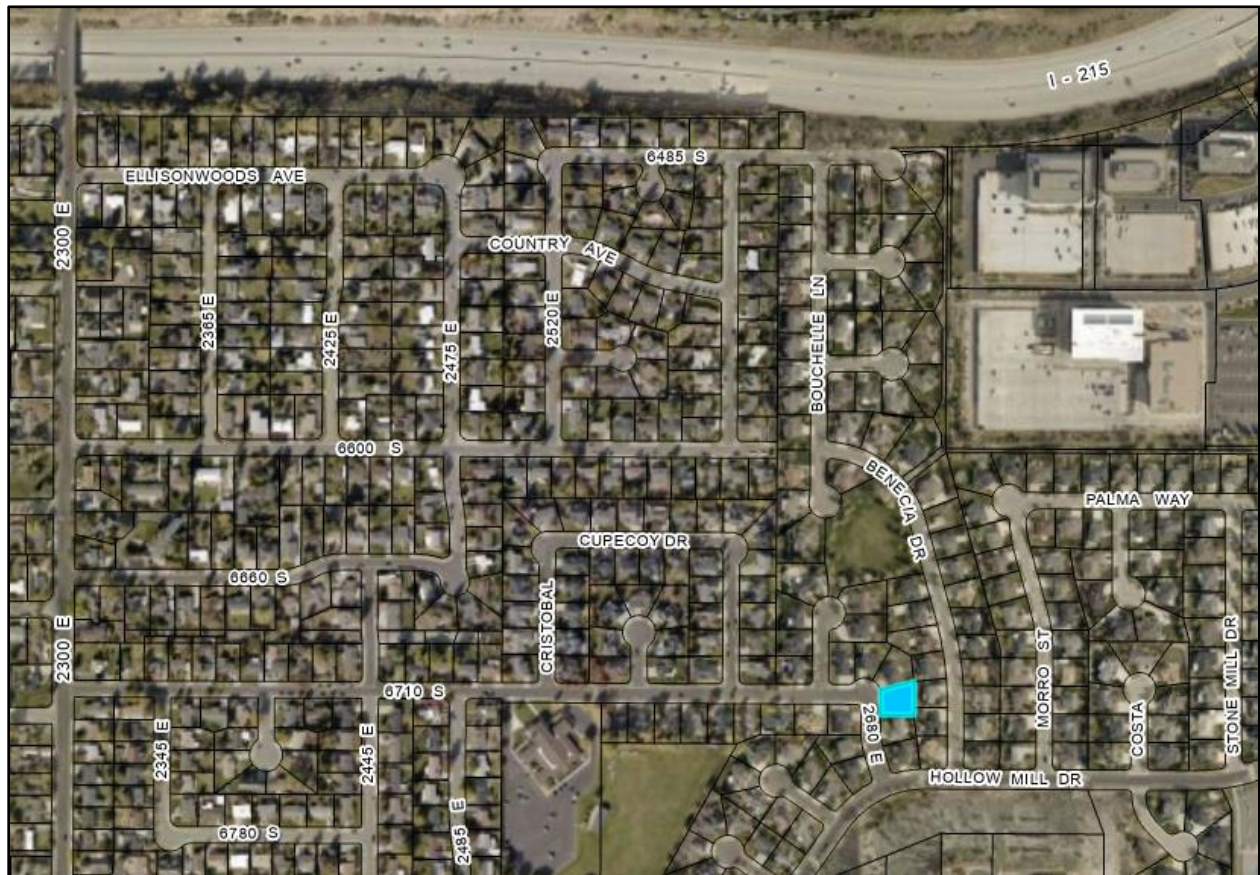




## COUNCIL DISTRICT 3

### NEW PROJECT

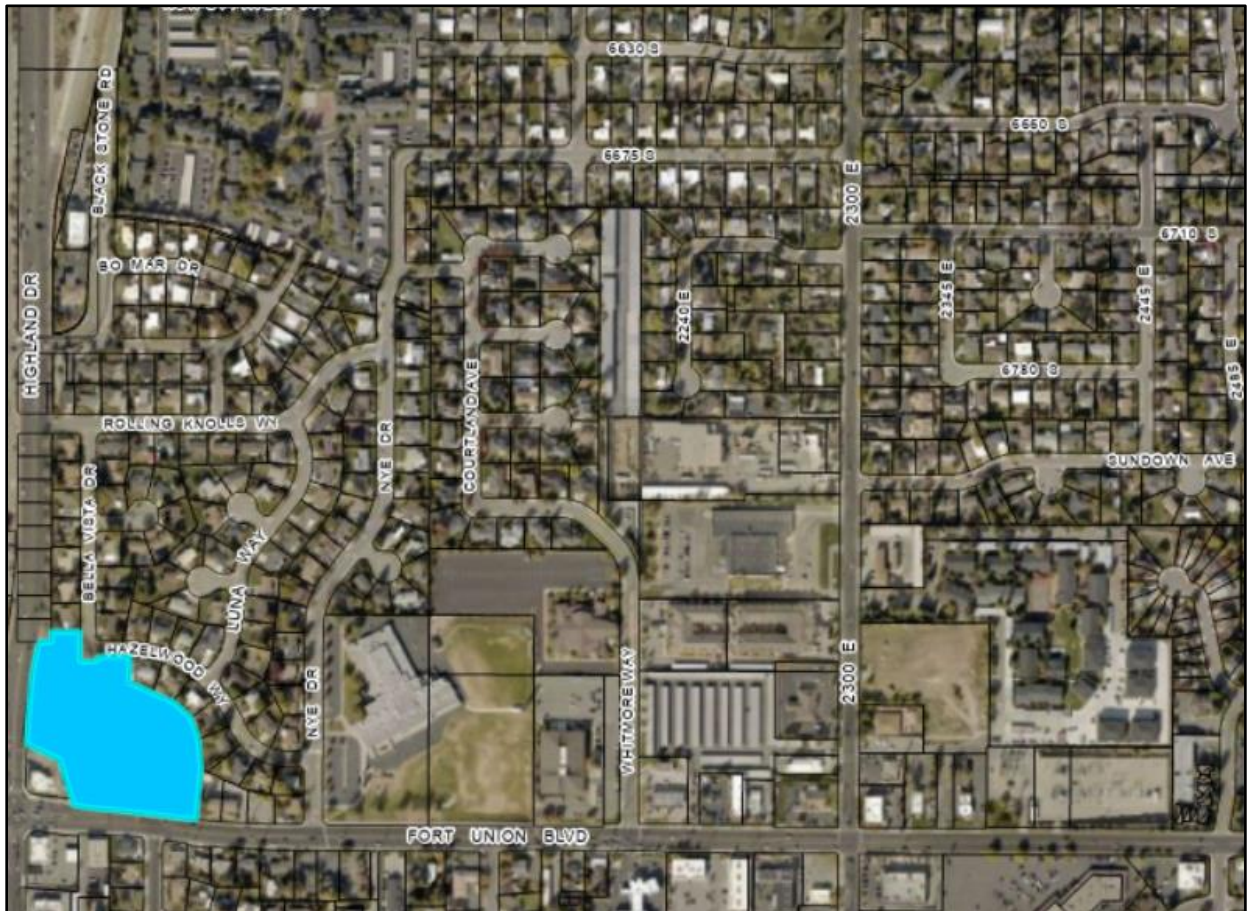
<b>File:</b> CUP-21-001	<b>Project Name:</b> Wall Height Extension - Wirth
<b>Address:</b> 6713 S. 2680 E.	<b>Applicant:</b> David Wirth
<b>Type of Application:</b> Wall Height Extension	<b>Current Zoning:</b> R-1-8 (Residential Single Family)
<b>Next Meeting:</b> February 17 <sup>th</sup> , 2021	<b>Staff Contact:</b> Gabrielle Regenhardt
<b>Status:</b> This Wall Height Extension application was initially reviewed during an Administrative Hearing on January 27 <sup>th</sup> , 2021. At this hearing, the Director determined that the applicant needed to refine his project scope before a decision could be made. The hearing was continued to February 17 <sup>th</sup> , 2021.	



## COUNCIL DISTRICT 3

### NEW PROJECT

<b>File:</b> SPL-21-001	<b>Project Name:</b> Cottonwood Heights Swig
<b>Address:</b> 2029 E. 7000 S.	<b>Applicant:</b> Savory Swig Stores, LLC
<b>Type of Application:</b> Site Plan Approval	<b>Current Zoning:</b> CR (Regional Commercial)
<b>Next Meeting:</b> To be Determined	<b>Staff Contact:</b> Samantha DeSeelhorst
<b>Status:</b> This Site Plan Approval application for a Swig soda drive-thru in the Dan's grocery store parking lot is currently being reviewed by staff for preliminary compliance. Once staff has confirmed that a full application has been submitted, this project will be scheduled for Architectural Review Commission, followed by Planning Commission.	





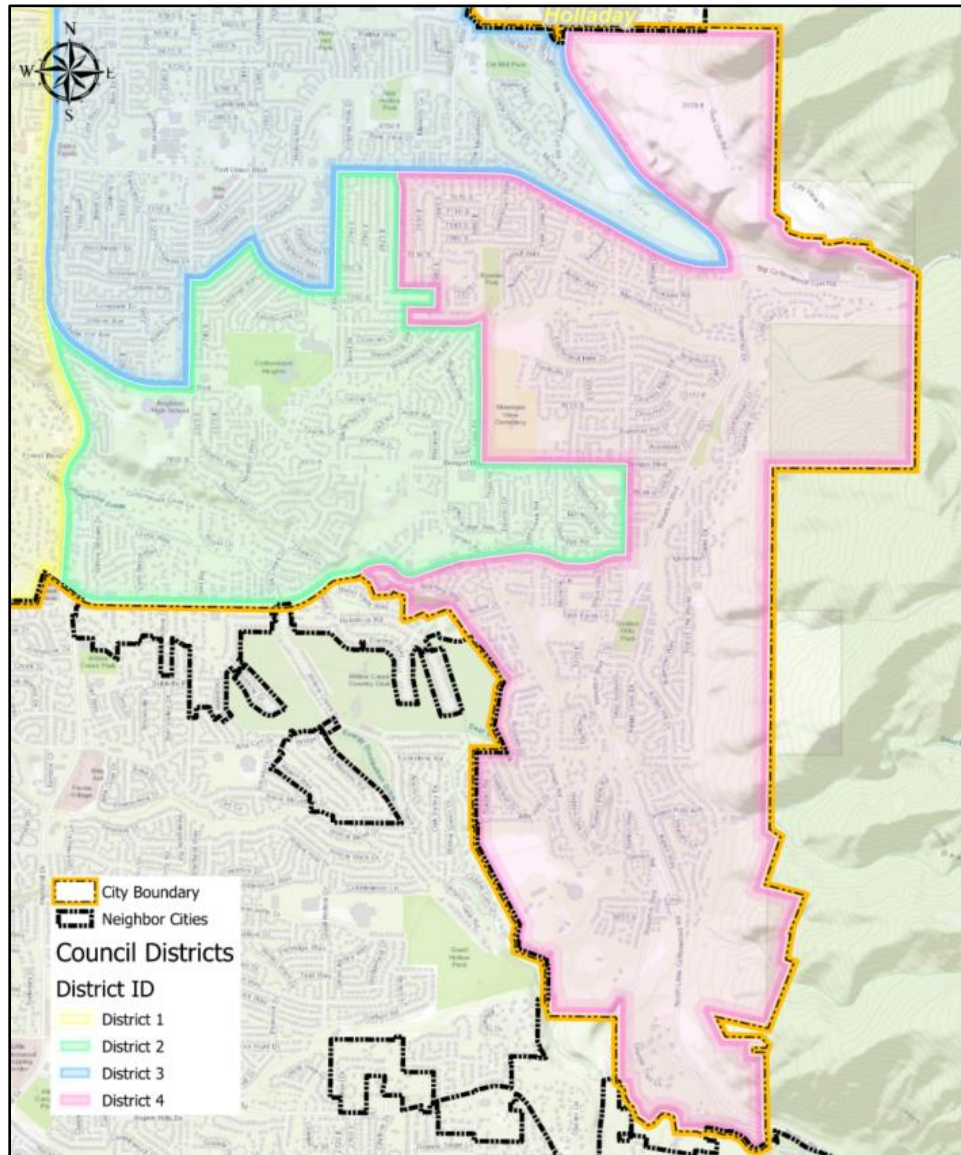
## District 3

### Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.20.0975	TI - Regence Bldg (Suite #150)	Tenant Improvement	2890 E Cottonwood Parkway	3

# District Four

Councilmember Christine Mikell

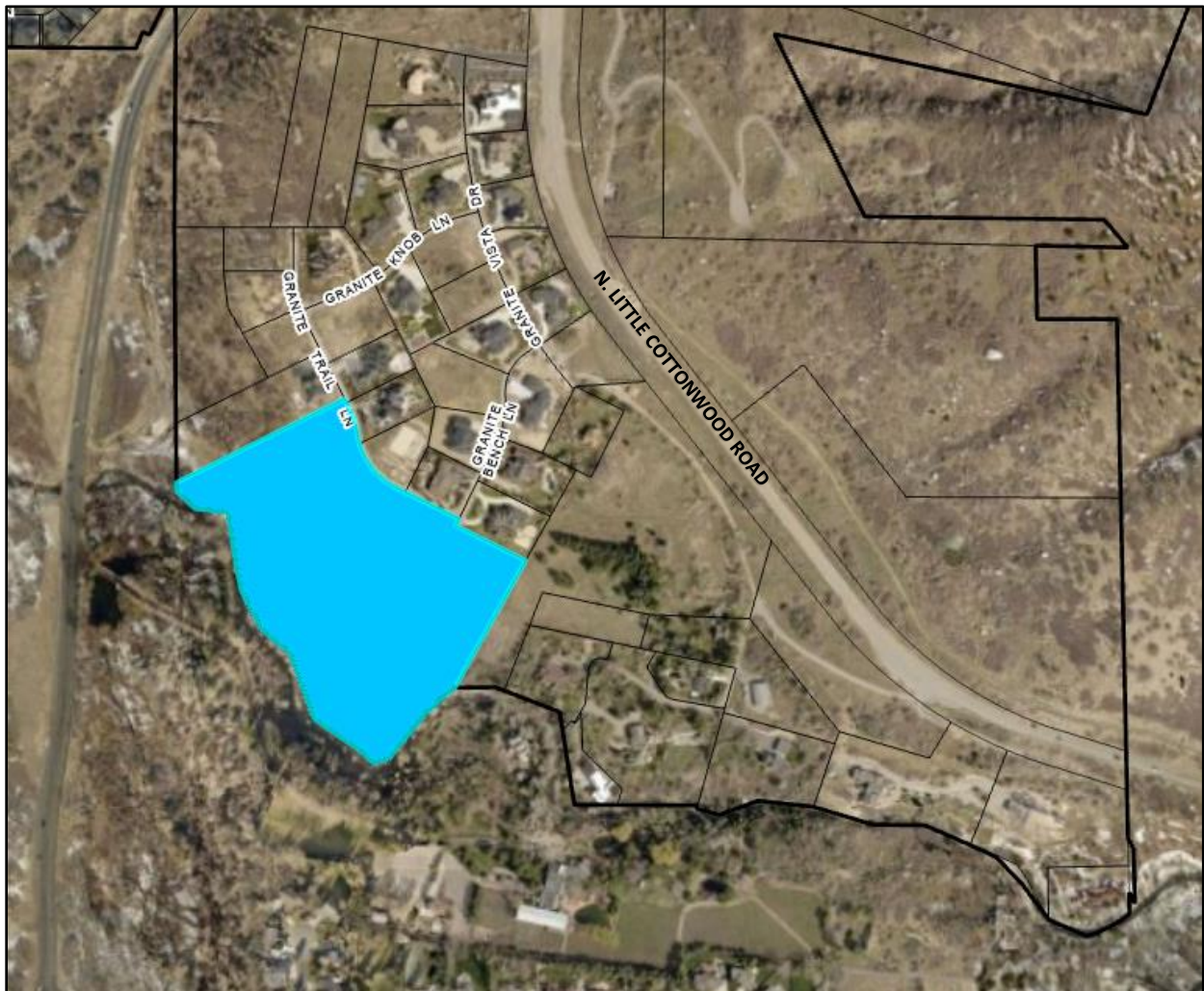






**COUNCIL DISTRICT 4**  
**PROJECT UPDATE**

<b>File:</b> SUB-20-002	<b>Project Name:</b> Granite Oaks Subdivision (Amended)
<b>Address:</b> 9502 S. Granite Trail Lane	<b>Applicant:</b> Bruce Parker (On behalf of Granite Creek, LLC.)
<b>Type of Application:</b> Subdivision	<b>Current Zoning:</b> R-1-15 (Single-Family Residential)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> A new 6-lot subdivision amendment was received in mid-December. Staff provided initial feedback in early January and is waiting for a response from the applicant.	



## District 4

### Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.20.0973	NSFD - Giverny Lot 340	New SFD	9268 S SAN GIORGIO LN	4
BP.20.0875	NSFD - Merrell	New SFD	3014 E 7375 S	4
BP.20.0682	NSFD - Miner	New SFD	8136 S 3500 E	4



## CITY-WIDE PROJECTS

### PROJECT UPDATE

**Project:** Planned Development District Text Amendment (Applicant-Initiated)

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Mike Johnson

*During their February 3<sup>rd</sup>, 2021 meeting, the Planning Commission recommended approval of this text amendment 6-1.*

### PROJECT UPDATE

**Project:** Open Space Master Plan

**Address:** City-wide

**Type of Application:** Master Plan Adoption – General Plan Sub Document

**Staff Contact:** Mike Johnson

*During their February 3<sup>rd</sup>, 2021 meeting, the Planning Commission reviewed this master plan draft, opened a public hearing for public comments, and suggested that staff incorporate additional public outreach efforts.*

### PROJECT UPDATE

**Project:** General Plan Update

**Address:** City-wide

**Type of Application:** General Plan Amendment

**Staff Contact:** Mike Johnson

*The project consultant has begun coordinating with staff and subconsultants and is currently developing a project website for community engagement purposes.*

### PROJECT UPDATE

**Project:** Planned Development District Text Amendment (City-Initiated)

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Mike Johnson

*This project will proceed once the current Planned Development District gravel pit process (PDD-19-001) is completed.*

### PROJECT UPDATE

**Project:** Sensitive Lands (SLEDs) Ordinance Revisions

**Address:** City-wide

**Type of Application:** Ordinance Amendment

**Staff Contact:** Mike Johnson

*The city continues to work on this amendment and is planning to present it to the Planning Commission this spring.*

## ECONOMIC DEVELOPMENT UPDATE

### PROJECT UPDATE

**Project Location:** City-Wide

**Staff Contact:** Mike Johnson & Sherrie Martell

January 2021

- Created the “Love Your Locals” initiative for businesses to offer seasonal specials to residents/businesses during the month of February. This serves as a pandemic substitute for the traditional “Death by Chocolate” event.
- Meeting with Board of Wasatch Business Series to finalize a winter event – January 6
- EDCUtah Development Ready Community Training on Incentives – January 13
- Zoom meeting with CHBA member Melissa Ceballos with Elevated Retirement Group - January 15
- EDCUtah DEI (Diversity, Equity and Inclusion) Town Hall with Facebook – January 15
- Utah Alliance for Economic Development Meeting via Zoom – January 21
- Wasatch Business Series Event – Finding Inspiration – January 21
- EDCUtah Town Hall – A Site Selector Conversation – January 22
- EDCUtah Development Ready Community Training on Real Estate – January 27
- CHBA Meeting with Board Member Miriam Aiazzi – January 29